

Housing and Community Development Program

Visit us on the web at: www.metrokc.gov/dchs/csd/housing



Linda Peterson, Program Manager
206-296-8661; e-mail Linda.Peterson@metrokc.gov

1) Housing Finance Program

The Housing Finance Program makes funds available in a competitive process each fall for the acquisition, rehabilitation and new construction of affordable housing, including housing for homeless households and persons with special needs, and for programs which assist first-time home buyers.

For more information, contact:
John deChadenes, Coordinator; 206-296-8669;
e-mail John.deChadenes@metrokc.gov

2) Housing Repair Program

The Housing Repair Program makes no-interest loans throughout the year to income-qualified homeowners for needed repairs to their homes. Assistance is available to homeowners residing outside the city limits of Seattle. This program also provides assistance for tenants with disabilities to make access modifications to their rental unit.

To access housing repair assistance, call the Housing Repair hotline at 206-296-7640, or contact us by e-mail at Housing.Repair@metrokc.gov

For more information on the program, contact:
Kevin Chan, Coordinator; 206-296-8652;
e-mail Kevin.Chan@metrokc.gov

Thank you to all the suburban cities that participate in the King County Consortium.



King County

Department of
Community and Human Services
Community Services Division

Housing and Community Development
Exchange Building,
821 Second Avenue, Room 500
Seattle, WA 98104-3856

Alternate Formats Available

206-263-6482 TTY Relay: 711

3) Homeless Housing Program

The Homeless Housing Program makes funds available for homelessness prevention, emergency shelters, transitional housing, and permanent supportive housing for homeless people.

For more information, contact:
Carole Antoncich, Coordinator; 206-296-8644;
e-mail Carol.Antoncich@metrokc.gov

4) Community Development

The Community Development section administers the Community Development Block Grant funds and makes funds available in an annual competitive process for community facilities, human services, and public improvement projects that serve very low to moderate income neighborhoods.

For more information, contact:
Kathy Tremper, Coordinator; 206-205-6431;
e-mail Kathy.Tremper@metrokc.gov

5) Affordable Housing Planning & Development

The Affordable Housing Planning & Development section engages in a variety of activities to create and/or sustain liveable communities in King County, and prepares program plans and reports. Activities include affordable housing strategic planning, fair housing planning, planning for the inclusion of affordable housing in unsubsidized private-market housing developments; and assisting non-profit organizations with affordable housing development technical assistance.

For more information, contact:
Cheryl Markham, Coordinator; 206-205-1417;
e-mail Cheryl.Markham@metrokc.gov

COVER PHOTOS

TOP: One Night Count of the Homeless

Volunteers share breakfast after participating in the annual street count of homeless people on January 17, 2006.

BOTTOM: Food Bank

The Salvation Army received funding to construct a new 7,500 square foot food bank with 16 parking spaces on a vacant parcel of land in Renton. The project included landscaping for an edible garden that is open for picking to food bank customers as fruits and vegetables become available, and herbs from the garden are used in the cooking classes.



Volunteers at One Night Count of the Homeless



King County

Housing and Community Development Program Annual Report 2005 Accomplishments

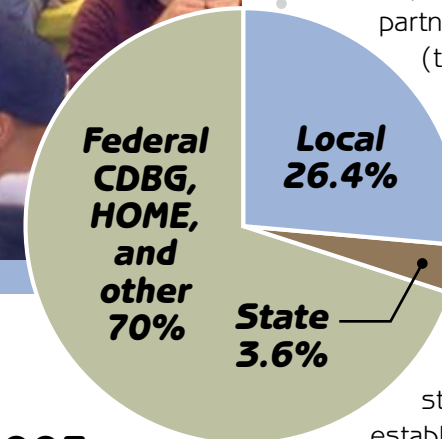
Dear Community Stakeholders:

The King County Housing and Community Development Program is pleased to present our accomplishments for the year 2005. The accomplishments in this report were achieved in partnership with our suburban city partners (the Consortium), through the investment of federal housing and community development funds and other federal funds, as well as related state and local funds.

We measure our performance against goals, objectives and strategies that were established through a strategic planning process involving the Consortium cities, community organizations, other stakeholders, and the public. These established goals, objectives and strategies are described in detail in the King County Consortium's Consolidated Housing and Community Development Plan for 2005-2009, and are summarized in this report.

For more information on the accomplishments summarized in this report, refer to the 2005 Consolidated Annual Program and Evaluation Report (CAPER), submitted to the U.S. Department of Housing and Urban Development (HUD). The CAPER is available at www.metrokc.gov/dchs/csd/housing, or by calling 206-296-8672.

Sincerely,
Linda Peterson, Program Manager
King County Housing and Community Development



Major Fund Sources Used to Accomplish Goals in 2005

Federal

Community Development Block Grant (CDBG)	\$8,859,412
HOME Program & American Dream Downpayment Initiative	\$4,987,839
Emergency Shelter Grant (ESG)	\$ 194,772
HUD Supportive Housing Programs	\$ 541,702
HUD Shelter Plus Care	\$4,369,125

State

Transitional Housing, Operating & Rental Assistance (THOR)	\$1,034,208
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Local

King County Housing Opportunity Fund (HOF)	\$2,214,111
King County General Fund	\$ 701,929
(Current expense for homeless housing/services)	
Regional Affordable Housing Program (RAHP) – capital	\$1,901,979
Regional Affordable Housing Program (RAHP) – operating funds	\$ 633,615

Total \$25,438,692

Salvation Army Food Bank in Renton





Eastlake Supportive Housing

Owned by the Downtown Emergency Service Center, the 1811 Eastlake Supportive Housing Project opened its doors in December of 2005. The first of its kind in Seattle, this project offers a unique array of permanent housing services and amenities to its target population of homeless chronic alcoholics.

The King County Housing Authority was allocated funds to rehabilitate this important housing resource in 2005. Valley Park East and West provides 60 units of 1950's-era single-story duplexes serving very low-income households in the City of Auburn. Sixteen units are set aside to provide transitional housing and support services for homeless families and two units with support services are being maintained for individuals with disabilities.

Valley Park



"Before" and "after" photos of a home in Black Diamond that was served by the home repair program. The home needed electrical system repairs, replacement of windows that were not weather-tight and contained deteriorated lead paint, replacement of deteriorated siding, and replacement of sagging gutters.

Home Repair

Before



After



Rose Crest

Rose Crest at TALUS, located on Cougar Mountain in the city of Issaquah, is a project that will provide 50 units of permanent, affordable rental housing for very low- and low-income families (families with income under 50% of area median income). These units are anticipated to be completed by the end of 2006.



Goal One:

Provide decent, affordable housing to King County's communities.

In 2005, the King County Consortium employed several different housing strategies, primarily for very low, low and moderate income households (households at or below 30%, 50%, and 80% of the area median income). Strategies include: expanding and preserving the supply of rental and owner housing, providing first-time homebuyer opportunities, preserving the existing housing of low income homeowners, and affirmatively furthering fair housing practices.

637 units of new affordable rental housing were funded 325 of those units are targeted to households with special needs, including homeless households, persons with disabilities and the elderly; 403 of those units are designated for households with very low incomes at or below 30% of area median income.

150 units of existing affordable rental housing received funding to rehabilitate the units with much needed electrical repairs.

6 renters with disabilities were assisted with accessibility modifications and life safety equipment for their existing rental housing.

33 units of new ownership housing were funded 4 of the units are for households at or below 65% of area median income, and 29 of the units are for households at or below 80% of area median income.

500 homes owned by very low to moderate income households were repaired or improved, improving the health and safety of the housing stock in King County.

In addition, county staff worked with private, for-profit developers on covenant agreements in master planned developments in Redmond that will lead to the production of over 200 units of rental housing affordable to households with incomes from 80% to 120% of area median income, and 126 units of ownership housing affordable to households from 100% to 120% of area median income.



Angelina's Center for Homeless Women

Volunteers prepare a meal for homeless women. At Angelina's, the danger and uncertainty of living on the streets is replaced by safety, support and respect. Angelina's is a safe haven for up to 250 women a day, providing meals, laundry facilities, showers, bathrooms and lockers, as well as health counseling and referrals. Overnight sleeping accommodations are available for 25-60 persons, depending on the time of year.

Goal Two:

End homelessness in King County.

In 2005, the King County Consortium worked with the regional Committee to End Homelessness to align and coordinate their program with the goals and objectives of the Ten Year Plan to End Homelessness in King County. Strategies include homeless prevention, temporary housing and services and permanent supportive housing; strategies will increasingly move towards the provision of non time-limited supportive housing in order to substantially reduce homelessness, particularly chronic homelessness.

A total of 442 households received homelessness prevention services, 216 through the King County Housing Stability Program, to stabilize them in permanent housing.

94% of the households that received these services were still housed six months later.

An additional 226 households received eviction prevention services through other funded projects.

487 permanent supportive housing units were provided for homeless households with a history of mental illness, substance abuse and/or HIV/AIDS.

150,515 bednights of emergency shelter were provided to homeless households who were safe and sheltered from the elements for the night.

172,792 unit nights of transitional housing were provided to increase the housing stability of homeless households.

These services are in addition to the permanent, affordable units created under Goal One.

The Salvation Army food bank (the exterior is shown on the bottom of the front page) has demonstration kitchens that show how to use the food distributed in nutritious meals.

Food Bank



Goal Three:

Provide a suitable living environment and economic opportunities for very low, low and moderate income persons and communities.

In 2005, the King County Consortium used several different strategies, including the provision of human services, assistance to community facilities providing human services, and public improvement projects that benefit very low to moderate income households and communities; as well as economic development strategies to increase the viability of existing commercial or industrial areas in very low to moderate income communities and to increase employment opportunities for very low to moderate income persons.

3 human service facility projects were completed, and an additional 6 were funded to be completed in 2006 or beyond. The projects involve acquisition, construction, expansion, repair and improvement of community facilities that provide vital human services.

160,708 persons received essential human services. Services include food, clothing and emergency utility and transportation services; senior services; child care services; employment training and counseling; health and dental services; family services; and, domestic violence services.

6 public infrastructure improvement projects were completed and an additional 5 were funded to be completed in 2006 or beyond. Projects involve park improvements, street and sidewalk improvements, water and septic system improvements, and assistance with assessments for very low to moderate income households.

2 small and/or disadvantaged businesses received financial assistance with façade improvements.

21 small and/or disadvantaged businesses received technical assistance to improve their viability.

2 employment opportunities for very low to moderate income persons were created through the provision of technical assistance to small and/or disadvantaged businesses.